

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: December 12, 2013

Meeting No.: 176

Project: Village of Cross Keys P.U.D.

Phase: Discussion

Location: Falls Road/Roland Park

PRESENTATION:

Mr. Joe Press, representing Ashkenazy Acquisition; introduced the project to the Panel. As noted by Mr. Press, the Village of Cross Keys retail center has not undergone a major renovation since its inception. As the new property owner, Ashkenazy is focused on a major investment to revitalize the retail center and improve the customer experience.

Mr. Mark Herbkersman, Vice President of BCT Architects identified the primary objective of the revitalization:

- Improve visibility and accessibility,
- Improve pedestrian experience around, to, and thru the project, and
- Promote a more contemporary, updated image and shopping experience

As described by Mr. Herbkersman, the components of the project include:

- A new entry gatehouse and headhouse,
- A replacement building for the tennis barn to accommodate a fitness center,
- New storefront and façade treatments, and
- New signage (project, tenant and way finding) lighting and landscaping

In addition to the revitalization of the Village Center, Mr. Herbkersman described improvements planned for the Quadrangle, the P.U.D's office complex.

RECOMMENDATION OF THE PANEL:

The Panel welcomed the Developer's reinvestment in the project and complimented the Design Team on their disciplined design restraint. Architectural changes and improvements; including new lighting, landscaping, graphics and materials were appropriate and respectful of the intimate Village scale and character. The employment of new stained wood fascias bands and zinc accent trim and sign panels was viewed favorably.

The Panel urged the Design Team to continue to focus on the pedestrian experience by enhancing and clarifying connectivity, accessibility and visibility. This focus should extend beyond the Village Center itself to the connection of all components of the P.U.D, including the Quadrangle complex and the new fitness center.

The Panel offered the following specific comments:

- To consider the detailing of the new Gatehouse to reflect the nature of the existing Village structures, particularly the exposure of the wood rafters at the eaves of the roof.
- To exercise constraint in removing mature trees at the main Falls Road entry,
- To establish a strong and consistent vocabulary of architectural intervention; and,
- To establish a palette of materials, finishes and colors appropriate to the character of a pedestrian village

PANEL ACTION:

Discussion only. No action required.

Attendees:

Chris McSherry, Laura Grier – Roland Park Civic League

Valerie Whiteside – Village of Cross Keys

Art Shapiro – DPW Engineering

Joe Press – Ashkenazy

Mark Herbkersman - BCT

Ms. Jones Allen, Messr. Bowden, Burns*, and Mr. Haresign - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Laurie Feinberg –Planning Department